

**Theresa Rice**

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**From:** Diane Berry on behalf of PCD  
**Sent:** Wednesday, July 25, 2012 12:57 PM  
**To:** Kathy Cook; Libby Hudson; Ryan Ericson; Theresa Rice  
**Subject:** FW: Shoreline Management Plan

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**From:** Roz Lassoﬀ **On Behalf Of** Council  
**Sent:** Wednesday, July 25, 2012 11:29 AM  
**To:** PCD  
**Subject:** FW: Shoreline Management Plan

*Roz Lassoﬀ*  
Rosalind D. Lassoﬀ, City Clerk  
City of Bainbridge Island  
280 Madison Avenue North  
Bainbridge Island, WA 98110  
(206) 780-8624

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**From:** Carlene [<mailto:carlene.lenard@msn.com>]  
**Sent:** Tuesday, July 24, 2012 4:59 PM  
**To:** Council  
**Subject:** Shoreline Management Plan

**Wing Point Community, Inc.**  
**P.O. Box 10627**  
**Bainbridge Island, WA 98110**

July 24, 2012

Dear Council Members,

Wing Point Community, Inc. acts as a homeowners association for 88 residences, the majority of which are on the shoreline of Eagle Harbor and the Sound. We, as shoreline homeowners, are committed to maintaining the health and beauty of the shoreline we enjoy. As a result, we wish to be supportive of the City of Bainbridge Island's goal to properly manage the shoreline for future generations.

While we understand the City's goals, we fail to understand how those goals are furthered by declaring our waterfront homes nonconforming. This action has no identified environmental benefit in and of itself. What it will do is reduce the value and marketability of our homes. As you are aware, most home sales require financing and it is considerably more difficult to finance homes labeled nonconforming. Further, disclosing to prospective buyers that our homes are nonconforming is likely to curb the buyers' willingness to purchase them. Finally, we understand that gaining permission to improve our properties will be more onerous when they are classified as non-conforming. As a result, as a community and as individuals, we view any newly assigned nonconforming classification as an unnecessary taking of our property and an impairment of our property rights.

The city's staff recently provided our Homeowner's Association with an analysis of the draft SMP that was specific to each shoreline home in our community. According to staff, the current SMP enacted in 1996 resulted in twenty percent of our shoreline homes being classified as nonconforming, related to the shoreline buffer. **In the current 2012 draft, a full seventy percent of our shoreline homes would be nonconforming.** The number of homes impacted is much greater than any statement made by the City's staff would have led us to believe.

We urge you to abandon the plan to reclassify so many existing homes, originally built in conformance with the code, as nonconforming.

Sincerely,

*Signed*

Dale Perry

Board President